

# Property Enquiry Certificate



Date: **27/08/2015**  
Our Ref: **PZ123524**

Your Ref: **Alasdair Soutar**

Property enquiry response for: **Hadden Rankin**

Subjects: **12/3 Dryden Street Edinburgh**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Edinburgh City Local Plan Adopted January 2010</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policies Hou1, 10; Com3; Emp1, 4-5; Ret5; Inf1 Urban Area</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>None</b>
d)	Are the subjects categorised as a listed building? <b>No</b> Category: <b>N/A</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>No</b>
f)	Do the subjects lie within a designated Smoke Control Area? <b>Yes</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>
a)	Have the subjects had any applications made for building warrants in the last five years? <b>None</b>

(see page 5 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH  
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2  
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b)	If so are there Certificates of Completion for all of the above? <b>N/A</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Yes</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>

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e)	<p>Are there any outstanding Notices under the legislation searched which affect the subjects?  <b>City of Edinburgh District Council Order Confirmation Act 1991 Section 24 - Combined notice - linked to</b>  <b>:EHIF10859(08/01331/24_R),EHIF14610(09/02041/24_R),EHIF18915(11/00405/24_R), served 8/7/08. 3) N/23772/RH/R, N/23772/1/RH/R, N/23772/2/RH/R, served 2/5/02.</b></p> <p><b>City of Edinburgh District Council Order Confirmation Act 1991 Section 31 -</b>  <b>Uniform_Ref=10/02717/31_DE Clear choked mutual internal waste pipe causing backup at ground floor. Contractor instructed 25 October 2010. Issuing Officer: Matt McLaughlin. (SR 10/04135/DRAIN). (3D102277) - served 15/11/10.</b></p> <p><b>Uniform_Ref=11/00909/31_DE Clear choked mutual drainage system at rear elevation. Issuing Officer MD. Work carried out 22 March 2011. (SR 10/03956/ROOF). (3D110616) - served 8/4/11.</b></p> <p><b>Uniform_Ref=11/00909/31_DE Clear choked mutual drainage system at rear elevation. Issuing Officer MD. Work carried out 22 March 2011. (SR 10/03956/ROOF). (3D110616) - served 24/6/04.</b></p> <p><b>Uniform_Ref=08/01845/31_DE Investigate reported blockage to mutual drainage system. Issuing Officer MT. Contractor instructed on 29 November 2007. (SR 07/04465/DRAIN) (3D081562) - served 26/8/08. Uniform_Ref=08/01782/31_DE Clear choked mutual drain to front of building and repair cast iron waste vent pipe. Raise access trap to surface, supply and fit plate and cover. Issuing Surveyor JW. Contractor instructed on 8 July 2008. (SR 08/02704/DRAIN) (3S081508) - served 26/8/08.</b></p> <p><b>Uniform_Ref=08/01330/24_E Remove vegetation/silt from both front elevation rhones, also to remove dangerous overhanging slates to front rhones. Issuing Officer AW. (SR 08/00360/ROOF) Contractor instructed on 25 May 2008. (3D081213) - served 14/7/08. Uniform_Ref=12/00786/31_DE Clear choked mutual internal drainage system causing backup at ground floor level. Works carried out: 4th &amp; 5th July 2012. Issuing Officer: Matt McLaughlin. (SR 12/01691/DRAIN). (3D120747) - served 12/9/12.</b></p> <p><b>Account information requested.</b></p>
f)	<p>Adjoining Property Search  <b>Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.</b></p>

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g)	Any other information relevant to the subjects. <b>None</b>
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### Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

### Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, are disclosed.
3. Only Road Schemes that lie 250m or less from the subjects are disclosed.
4. Only planning applications validated within the past 5 years will be disclosed.
5. Only building warrant applications validated within the past 5 years will be disclosed.
6. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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